

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
February 24, 2015**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, February 24, 2015. Members present were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mrs. Leah Hardy, Mr. Ozzie Nagler, Mr. Dick Flythe, Mr. Tom Brower, Mr. Terry Helsley, Mr. Stan Seabrook. Absent: Mrs. Irene Metz (Treasurer). Association Staff Members in attendance were Mr. Dave Grove, Mr. Mark Hutto, Mrs. Ellie Nagler, Mrs. Elizabeth Foust - Drakeford, Ms. Olivia Buster, Mr. Erik Hardy, Mrs. Danell Gunter, Mr. Ray Cloutier and Ms. Yolanda Vinson (Accounting Consultant). Mr. Stan Derrick from the Beacon Hill area was present for Resident Input.

A quorum being present for the meeting, Mr. West called the meeting to order at 6:05pm.

Approval of Minutes - Board Meeting – November 25, 2014

Mr. Nagler moved the Minutes be approved, Mrs. Cannon seconded and the motion was passed with a vote of 6 for, 0 against, 1 absent (Mrs. Metz), 2 absent at time of vote (Mrs. Hardy and Mr. Brower).

Resident Input

Stan Derrick from the Beacon Hill area spoke to the Board about the noise level coming from primarily road traffic on Columbiana Drive - but also from several business establishments in the area. Mr. Derrick's home "backs-up" to Columbiana Drive and the main barrier between his home and Columbiana Drive is a wood fence and a few trees. Due to the noise from existing traffic, he is not able to enjoy his home in the same manner that he had over previous years - and with construction of a new motel almost directly across from his home, he believes the noise level will become even more intense. He encouraged the Board to slow development in that area and to do whatever the Board could do - to reduce the noise level. Of particular concern to Mr. Derrick was the increasing loud noise coming from motorcycles - vehicle mufflers - noise from patrons of several restaurants (in parking lots). Mr. Nagler explained that most local governmental organizations have ordinances covering noise - but noise levels are difficult to monitor. Mr. Grove explained that (in 2014) the Association purchased some bushes to plant on Columbiana Drive (between Mr. Derrick's fence and the sidewalk) but discovered a large number of utility lines that made planting impossible (the bushes were used elsewhere). Mr. Nagler explained that HCA (the Design Development Review Committee) had asked a business establishment across the street from Mr. Derrick's home to re-direct some outside lights that were shining toward his house - and the business complied. So - the Association and the DDRC were listening to the concerns of the residents. Mr. West and Mr. Nagler indicated that the local authorities will be contacted (by Mr. Grove) to monitor more closely the road traffic and noise on Columbiana Drive. As for future business development in the Columbiana Drive area near Mr. Derrick's house, Mr. Nagler indicated that (the DDRC) had not been contacted - however, there is at least one more small parcel for sale. Other members of the Board (Mrs. Cannon, Mr. Helsley, Mr. Flythe, Mrs. Hardy, Mr. Seabrook) expressed concern over noise issues - and the difficulty people, businesses and local police have in controlling or reducing noise problems.

Terry Helsley reported a resident's (Shannon Smith) concern that water was not draining from her yard and asked if there was anything that the Association could do. Mr. Cloutier responded by stating that he and Maintenance Supervisor Mark Hutto had looked into the situation and the primary problem was that the resident's yard was "flat" and water did not have a place to "run-off". Ms. Smith had been given several options to resolve her situation. However, it was

noticed that a cable TV line was lying on top of the ground and HCA would notify Time Warner of this fact - that the cable needed to be buried.

DDRC Report

Mr. Nagler gave the DDRC Report:

- * Home Occupation / freelance photographer-writer (computer), approved - Crossbow Court
- * Sally's Beauty Salon, signage, approved - Harbison Court Shopping Center
- * Harbison Court Shopping Center, Phase 2B remodeling / renovations, approved - 278 Harbison Blvd.
- * Guitar Center, final signage, approved - Park Terrace Crossing (Academy Sports)
- * Sleep Number Store, signage, approved - 189 Harbison Blvd. (formerly Edwin Watts Golf)
- * Medi Weight Loss, signage, approved - 285 Columbiana Drive - Columbiana Crossing (5 Guys)
- * Cell Phone Repair, signage, approved - 735 Saturn Pkwy (by Love Buick/GMC)
- * Wellspring Apts., renovations / repair / improvements, approved - 500 Harbison Blvd. (new owner)
- * M Kitchen, signage & pergola addition, approved - 340 Columbiana Drive
- * NTB Tire & Service Center, signage & façade color changes, approved - 183 Harbison Blvd. (formerly Tire Kingdom)
- * Kudzu Staffing, signage, approved - 1221 Bower Pkwy (Lofts at Bower Commons)
- * One Main Financial, signage change, approved - Harbison Court Shopping Center
- * Proposed redevelopment, prelim/concept site plan, approved - 145 Harbison Blvd. (formerly Cleanview Carwash)

RDRC Report

Mr. Cloutier reported "No Activity".

OLD BUSINESS

Mr. Cloutier explained that Travelers Insurance Co. had reimbursed (HCA) for the pool ceiling collapse (1/2014) and Bonitz Contracting Company was submitting several options for HCA to consider in repairing the damaged area (total reimbursement from Travelers was \$49,870).

Staff Reports

Mark Hutto briefed the Board on various projects / issues pertaining to Maintenance - Security and Athletics (except Tennis): (1) repairing cracks on concrete trails; (2) replacing three bridges at Woodcross Lake; (3) obtaining bids on re-surfacing tennis courts; (4) replacing pool boiler; (5) landscaping HCA common areas - entrances; (6) adding mulch to playgrounds and adding new play equipment; (7) looking into establishing a community garden; (8) week-end security coverage by Allied Barton; (9) \$150 donation received from Academy Sports for athletic equipment.

Danell Gunter briefed the Board on work to be done by Bonitz Contracting in the upcoming months: (10) reworking more shower stalls and the floor drains in Locker Rooms; (11) estimating the cost of possible steam room to be located next to the Sauna. Ms. Gunter distributed some material pertaining to the success of HCA's Swim Team; and (12) indicated that Board Member Stan Seabrook would be assisting her in re-emphasizing some pool rules. Dave Grove gave an overall report on the Financial condition of the Association which continues to be strong. Emphasis continues to be placed on "building-up" the Association's Reserve Fund. Mr. Grove indicated that the Finance Office Staff would give more details on their areas of responsibility.

Erik Hardy distributed material to the Board showing that thru two months of 2015, over \$63,000 has been collected in delinquent payments.

Ellie Nagler talked about the Assessment Bills produced by our new Financial Software - TOPS and the Finance Department's plans to address some billing issues and staffing of the Front Desk personnel.

Yolanda Vinson reported that total revenue was much greater for the two months of 2015 vs. the same time frame for 2014. The reasons seem to be that residents and businesses are paying earlier this year - perhaps because the new software stated that late charges would be applied.

Dave Grove briefed the Board on other matters: (13) No one applied to run for the four positions on the Board of Directors - except - the incumbents. (14) In accordance with Section 4.06 of the BYLAWS OF THE HARBISON COMMUNITY ASSOCIATION, the Nomination Committee must nominate those individuals seeking election to the Board. Mr. Nagler made a motion that the Incumbents (Mr. West, Mr. Seabrook, Mr. Brower and Mrs. Hardy) be selected to be official nominees to the Board for the 2015 Election, Mrs. Cannon seconded and the motion passed with representatives from each Class of Membership voting: Mr. Nagler, Mrs. Cannon, Mr. Flythe, Mr. Helsley, Mrs. Metz (by telephone to Mr. Grove). The Chairman of the Nominating Committee, Mr. West abstained; (15) Mr. Grove explained the 2015 Election Timeline; (16) explained that the Lester Gross Award was created by the Board in 2005 to honor Individuals (later amended to include Groups) who have provided valuable service to the community. Mr. West stated that one individual had been nominated - Mr. Ike Reid (posthumously). Mr. Dick Flythe moved that Mr. Reid be nominated to receive the 2015 Lester Gross Award, Mr. Seabrook seconded and the motion passed with a vote of 7 for, 0 against, 2 absent at time of vote (Mr. Brower and Mrs. Metz); (17) Mr. Grove briefly explained the Kinley Creek situation where the City has an elevated sewer line. Due to erosion by water and damage by beavers, some trees in the area belonging to the City of Columbia and HCA - need to be removed to lessen possible damage to the sewer line - if the trees fall. HCA had asked the City for a meeting to discuss the issues but due to no response, HCA will go ahead with a plan to remove some trees that may be leaning toward the sewer line.

There being no additional business matters to be addressed, President Hank West asked for a Motion to go into Executive Session.

Executive Session

Mrs. Cannon Motioned that the Board move into Executive Session to discuss personnel matters. Mrs. Hardy seconded, and the motion passed with a vote of 7 for, 0 against, 1 absent (Mrs. Metz), 1 absent at time of vote (Mr. Brower). 7:35pm.

Mr. Flythe Motioned the Board reconvene Open Session, Mr. Brower seconded, and the motion passed with a vote of 8 for, 0 against, 1 absent (Mrs. Metz). 9:00pm

Adjournment

Hearing no additional business, Mrs. Cannon made a Motion that the meeting be adjourned. Mr. Flythe seconded, and the Motion passed with 8 for, 0 against, 1 absent (Mrs. Metz). Meeting adjourned 9:00pm

June Cannon
Vice President / Secretary

